

Design Review Board

July 5, 2018

MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF CLARKDALE HELD ON THURSDAY, JULY 5, 2018, AT 6:30 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A **Regular Meeting** of the Design Review Board of the Town of Clarkdale was held on Thursday, July 5, 2018, at 6:30 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS:

| | | |
|------------------|------------------------|---------|
| Chairperson | Laura Jones | Present |
| Vice Chairperson | Aaron Midkiff | Present |
| Board Members | Mike Garvey | Excused |
| | Robyn Prud'homme-Bauer | Present |
| | Bill Snyder | Present |

STAFF:

| | |
|-----------------|---------------|
| Director | Jodie Filardo |
| Project Manager | Mike Gray |
| Senior Planner | Beth Escobar |

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:30 p.m.
2. **AGENDA ITEM: ROLL CALL:** Project Manager Gray called roll.
3. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE minutes**.

No public comment.

4. **AGENDA ITEM: MINUTES:**
 - a. Consideration of the **Regular Meeting Minutes of June 6, 2018. Board Member Prud'homme-Bauer motioned to approve the Regular Meeting Minutes of June 6, 2018. Board Member Midkiff seconded the motion. The motion passed unanimously.**

5. **AGENDA ITEM: REPORTS:**

Chairperson and Member Report:
None

6. **AGENDA ITEM: NEW BUSINESS**

- a. **PUBLIC HEARING:** Site plan and design review of a public park to be constructed on Tract F of the Crossroads at Mingus subdivision, an approximately 3.80 acre parcel located at the northwest corner of the intersection of Mescal Spur Road and Old Jerome Highway in Clarkdale. Assessor's Parcel Number is 406-26-863 and the zoning is Planned Area Development (PAD) .
- Staff Report
 - Questions to Staff
 - Comments from the applicant
 - Open Public Hearing
 - Close Public Hearing

Planning Manager Escobar summarized the staff report:

Project Summary

Location:

Subject property is located at the northwest corner of the intersection of Mescal Spur Road and Old Jerome Highway.

Zoning: The property is part of the Planned Area Development zoning of the Crossroads at Mingus Subdivision.

General Plan Designation: The entire Crossroads at Mingus Subdivision is designated as MU – Multi-use.

Project:

The applicant is requesting design review and site plan approval for a public park including an active area with a restroom, shade ramadas, playground equipment, multi-use hard surface courts, an approximately 1,000 square foot grassy area, and a passive area with benches and trail connections. A PAR course, with fitness stations, is proposed along the trail system.

Per the Development Agreement the park will be turned over to the Town once construction is completed. As a town facility, the park will be subject to the rules and regulations outlined in Article 12-1 of Town Code. Unless otherwise posted or allowed by issuance of a Town permit, the park would be open daily to the public as a day-use area.

The Development Agreement for the subdivision requires that the developer maintain the landscaping and irrigation system at the park for a period of two years after the park has been dedicated to (and accepted by) the Town.

Background:

The site plan and design for the park at Tract F in the Crossroads at Mingus Subdivision originally completed a review process in 2012. An extensive public input process was undertaken during this original review period, including a separate neighborhood meeting hosted by the applicant and public meetings with the Parks and Recreation Commission and Town Council.

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The Parks and Recreation Commission provided comments to the designer of the park during their February 8, 2012 meeting. These comments were specific to the amenities to be included in the park design, the balance of passive and active areas and the general layout of the park.

Based on input during the 2012 meetings a final draft of the plan was presented to Town Council.

At the Council meeting, the Council moved to forward the project to the Design Review Board for action relating to the design of the park at Tract F.

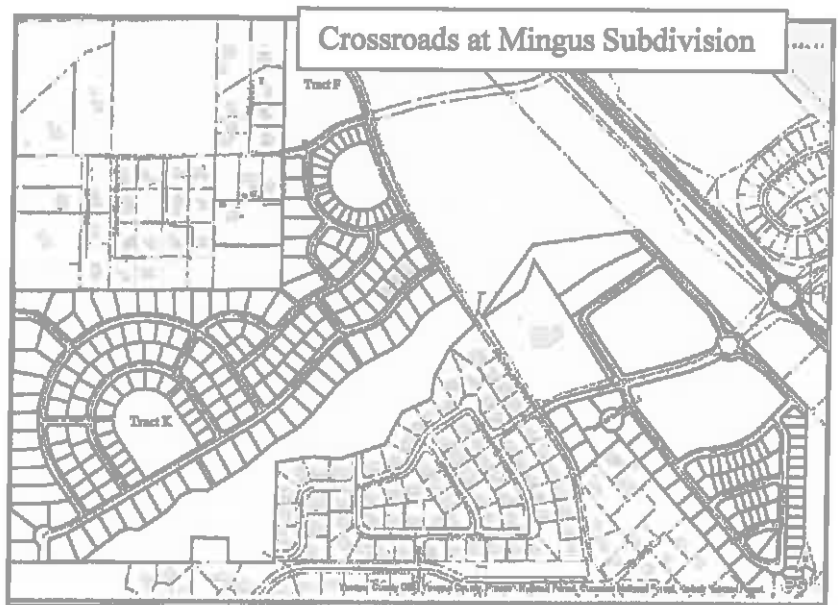
Due to financial considerations, the applicant chose not to bring forward the application for approval until recently. Upon approval of the site plan and design review, the applicant will be required to post a bond to cover construction costs. Specific building and grading and drainage plans would be required prior to construction, and those permits and associated inspections will be coordinated through the Community Development Department (who issues the permits) and the Public Works/Utilities Department (who are tasked with maintaining parks and other Town facilities once they are turned over to the Town). The completed park will be inspected by the Town throughout the construction process, and the Town's inspection and ultimate approval is required prior to the Town's acceptance of the park into the Town's public park system. Upon approval of the site plan and design, staff anticipates the park might be completed (i.e. ready for the Town's acceptance) by the end of this calendar year.

Given the length of time that had passed since the Parks and Recreation Commission first provided comments for the design review on the Tract F Park, staff presented the current plans to the Commission at their June 13, 2018 meeting.

Concept:

Tracts F is one of two public parks included in the Crossroads at Mingus Subdivision Plat, which was recorded in 2011. Crossroads at Mingus, which is currently under construction, was approved for a total of 241 residential lots and 11 acres of neighborhood commercial property. Approximately 50 new homes have been constructed in this subdivision to date.

In 2014, Town Council approved a Development Agreement with PTM, LLC, the owner of the Crossroads at Mingus project. This document includes the agreed upon park phasing and costs of building out the park and related equipment. This exhibit is attached.



Pertinent to Tract F, the Development Agreement requires the construction of this park be completed prior to issuance by the Town of the 65th residential building permit on the property or prior to the sale by the

Developer of the 65th lot, whichever occurs first. No building permits beyond the 64th lot shall be issued on the Property until park improvements for Tract F are accepted for dedication by the Town.

Because the developer is quickly approaching the threshold to have the park completed, it will not be developed in phases as was originally contemplated in the Development Agreement, but will be completed all at once.

Design and Amenities:

A looped trail has been included in the plan with connectors to Old Jerome Highway at the northern end of the tract and Mescal Spur Road at the southern end of the tract. Pet waste cleanup stations are placed along the trail. Par course stations (fitness stations) are proposed along all portions of the trail. Amenities include three picnic areas, a playground and swing area, and a basketball court and two horseshoe pits. Ten benches will be placed around the park.

The park as presented conforms with the Town's 2012 Guidelines for Parks and Open Space Development:

- Provides opportunities for healthy, family-oriented and multi-generational activities;
- Includes both active and passive recreational opportunities.



Project Analysis

Site Description

Tract F is approximately 3.80 acres and is located at the northern most point of the subdivision. To the north of Tract F is Foothill Terrace, a fully built out subdivision of single-family homes. To the west is a metes and bounds development of single-family homes. To the east is an approximately 6-acre commercially zoned property.

Tract F is intended to be a neighborhood park, serving the existing and future residents of the area. This will be the first park on the west side of SR 89A and will be open to all members of the public.

The property is currently vacant. This parcel was originally intended to be the location of the temporary wastewater treatment package plant to serve the subdivision until Town wastewater infrastructure was installed. A large section of the property in the southeast corner was cleared for that purpose. Connection to the Town wastewater system actually became available before housing construction began in this subdivision, eliminating the need of a package plant.

At this time, the park is not on a public transit route.

Site Plan Review

Following is a list of the approval standards for site plan review and a statement of staff findings.

Utilization of Site:

The existing disturbed area is targeted to be the active portion of the park. The remaining undisturbed area will be left in its native state with trail connections to Old Jerome Highway to the north.

Locating the active area at the southeast corner has the additional advantage of buffering the use from the homes to the west and north.

There is a utility easement in the southeast corner of the property that will remain undisturbed.

Drainage:

The subject property slopes from west to east. There are two significant drainage washes that traverse this property. These washes will be undisturbed other than the proposed trail crossing.

Staff intends to work with the developer during the construction design phase of the project to incorporate swales and berms to direct as much stormwater from upstream of the site into the proposed grassy area.

The lower portion of Mescal Spur Road is a paved surface and is designed to carry stormwater runoff from west and east.

The level of the parking surface is designed to be flat where it meets the grassy area to sheet stormwater directly onto the landscaping.

Building/Structure Placement

The restroom and shade ramadas will be constructed on site. These structures are clustered in the active area. The restroom is accessible by an ADA sidewalk that connects with the parking area, the playground area and one shade structure.

The hard court play surfaces are located as far away from existing residences along Cholla Lane as possible. A four-foot high, 90-foot long wrought iron fence will be constructed along the eastern portion of the park property parallel to Old Jerome Highway. This fence is designed to prevent running on to the road from the hard surface play areas.

View Protection

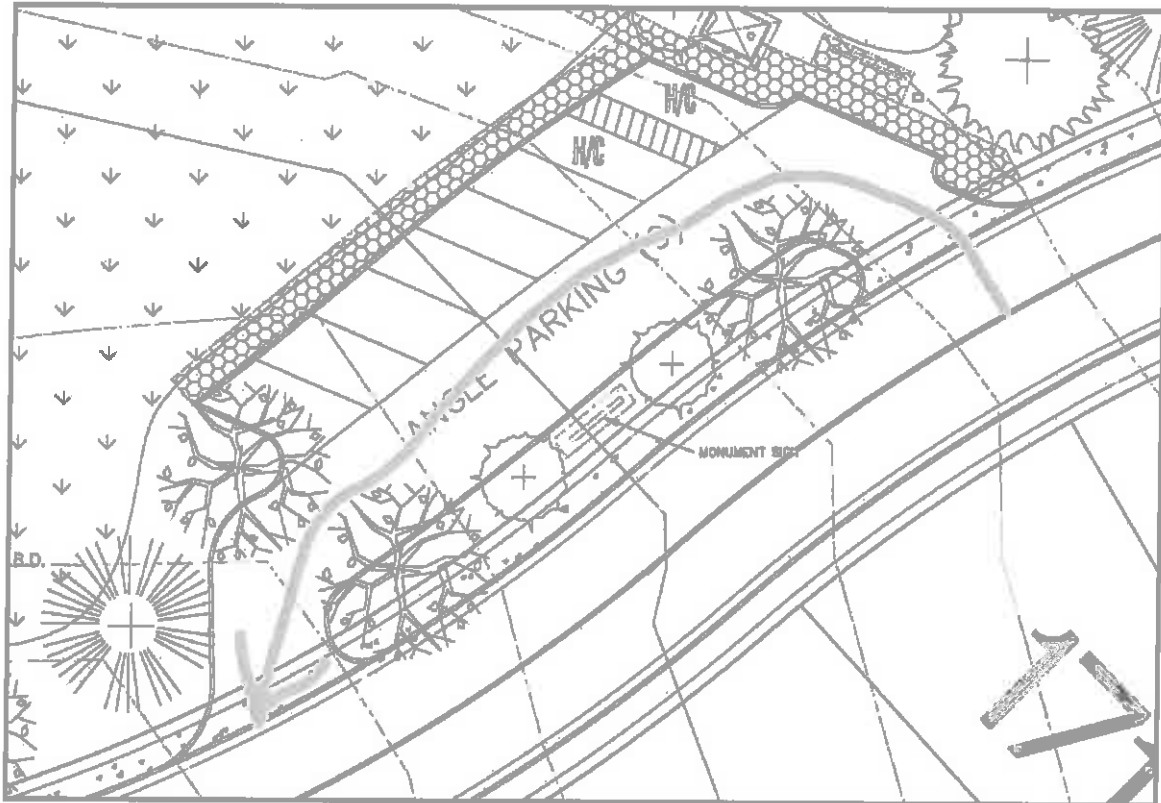
The restroom and ramadas will be approximately 18 feet in height at the highest point, sloping to 16 feet in height. The placement of these structures on the lowest area in elevation on the property will help to minimize the impact to the view shed for the homes to the west and south.

Traffic Access and Parking

Access to the park is from Mescal Spur Road, a dedicated Town right-of-way. This road provides access to the metes and bounds single family residences to the west and a connection into Crossroads at Mingus Subdivision to the south.

Mescal Spur is designated as a future collector road in the General Plan. The eastern portion of Mescal Spur is a paved surface connecting with SR 89A as a right-in/right-out intersection. The General Plan has Mescal Spur connecting with Minerich Road to the west in the future.

To address the future traffic capacity of Mescal Spur Road, the parking area has been designed as a one-way drive through to get vehicles off the street and into the parking area quickly and to allow loading/unloading and passenger drop off. This aisle way is wide enough to accommodate bus, emergency vehicle, and RV traffic.

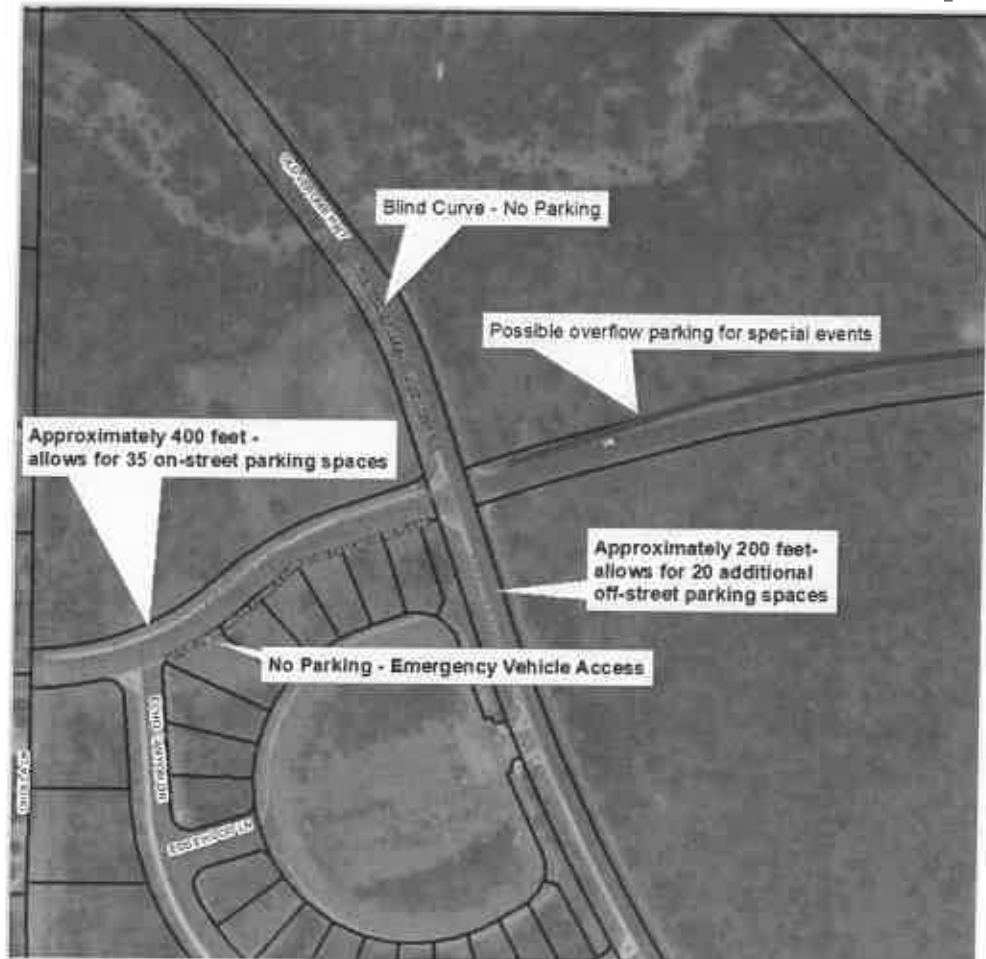


Parking:

Per Section 4-12: Off street Parking and Loading of the Zoning Code, a commercial recreation facility is required to have 1 parking space for every 4 occupants. Seven off-street parking spaces, included two ADA van spaces, are included in this site plan. This covers an average anticipated use of 28 occupants at one time. The parking area is designed to incorporate a bus drop-off and pick up area. Staff has asked the developer to add two additional parking spaces at the west end of the parking lot. This would allow for a capacity of 36 people at the park at one time.

Additional street parking on Mescal Spur Road would also be available. Mescal Spur is a fifty-foot wide right-of-way with a finished surface of 26 feet plus a rolled curb and sidewalk on either side. The portion of Mescal Spur Road between Old Jerome Highway and Echo Canyon could accommodate approximately 35 on-street parking spaces on one side of the road. In order to maintain the required emergency vehicle travel lane of 20 feet, parking would need to be limited to one side of the road.

Additional parking is also available along the portion of Old Jerome Highway south of the intersection. Once again this would be limited to one-side of the road to maintain the emergency vehicle travel aisle minimum.



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Pedestrian Access

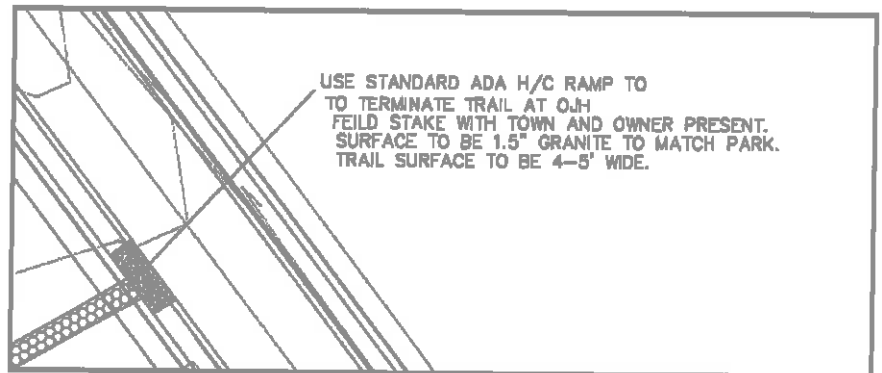
The location of the Tract F Park is within walking distance of several residential areas. It is anticipated a large number of the park patrons will walk and/or bike to the new park.

There are existing sidewalks along Mescal Spur Road. There is an existing sidewalk along the Old Jerome Highway.

A looping trail around and through the active area with a spur to the north with two connections to Old Jerome Highway will be constructed. The trail system will have a decomposed granite surface. Standard ADA ramp connections will be conducted at the two termination points on Old Jerome Highway.

The trail system will be four to five feet in width. Care will be taken to minimize disturbance to the natural area.

Only a portion of the trail around the active area will be ADA accessible. The remainder of the trail system will be constructed to follow the natural terrain of the property.



Stormwater Management

Staff intends to work with the developer during the construction design phase of the project to incorporate swales and berms to direct as much on-site stormwater into the proposed grassy area.

In addition, the roofs of the ramadas and restrooms will be designed and configured to run stormwater into landscape areas.

Public Participation

Notices of the Design Review Board meeting were sent to 180 property owners within 1,000 feet of the park property. As of the date of this meeting, no public comment has been submitted.

Review Comments

The application was submitted for review to internal and external agencies. Any comments or requirements have been incorporated into the recommended conditions of approval.

Please note that the second park in this development, located at Tract K, is approximately 2.83 acres and is central to the subdivision. Per Section 17.3 of the Development Agreement, this park shall be completed prior to issuance by the Town of the 129th residential building permit on the Property or prior to the sale by the Developer of the 129th lot whichever occurs first. As such, the development discussion relating to Tract K will come back to the Commission at a later date.

Design Review

Unlike a standard commercial development project, the design elements of the park are limited. Staff has received specific direction from both the Parks and Recreation Commission and the Community Services department on the park design and many of these suggestions have already been incorporated into the site plan.

Based on input from the Parks and Recreation Commission, Community Services staff has provided examples of the preferred playground equipment. These are attached with the staff report. Final approval of the playground equipment will be determined at the building permit phase. The playground area will have an artificial cork surface.

Both the basketball court and one of the horseshoe pits will be designed with a dual function. The basketball court will be striped for pickle ball. One of the horseshoe pits will be designed to function as a corn hole game area also.

Building Design:

The restroom and ramadas will be simple



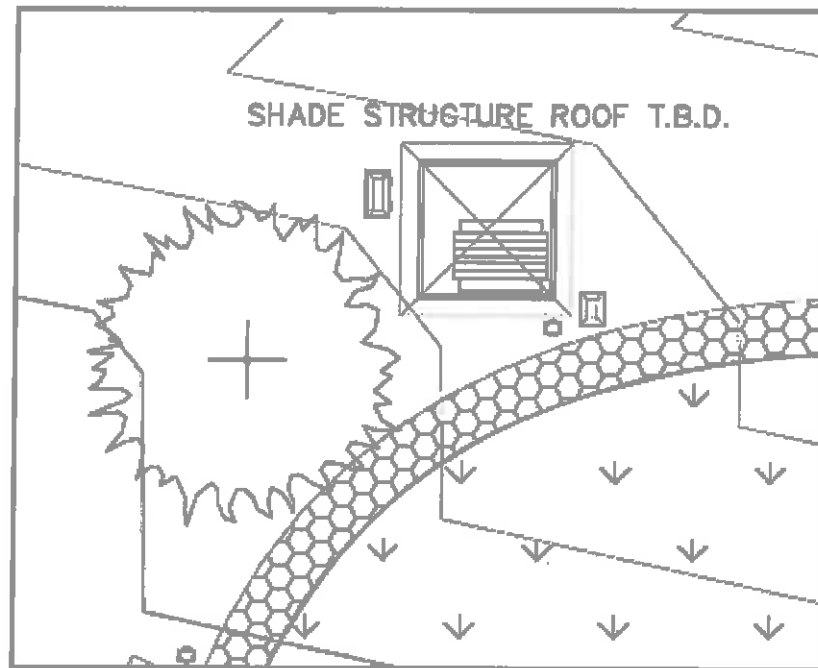
wooden or metal structures with either a metal or plastic roof, similar to the existing structures in Centerville Park.



Five par course sites will be installed along the trail system. These are fitness stations which typically include an exercise or stretch.

One bicycle rack will be placed near the restroom.

Each ramada will include a picnic table, charcoal grill, trash bin and a low level solar bollard. The grills will be placed at a safe distance from the ramada structures for fire safety.



The restroom will have a clearance area on the bottom to allow for a visible check of occupants. Per a request from the Public Works Utilities Director the restroom will be installed with an electronic key pad programmable lock with auto locking and unlocking capabilities. The restroom will be connected to the Town's water and wastewater system.

Lighting:

A minimum amount of fully shielded low-height solar bollards are proposed along the trail system. Per a request from the Police Department, the restroom will have an exterior mounted motion-sensing light. Per the Outdoor Lighting Code motion sensing lights can be unshielded. Staff will work with the Police Department regarding the best place to install this light so that public safety is maintained with the least visible intrusion possible. These details will be finalized during the building permit phase.

Signage

One monument sign is proposed at the entrance to the parking area. This sign will be constructed by the applicant with a design to be determined by the Town prior to issuance of a building permit. The name of the park will be decided at the same time.

Landscaping:

The landscape design includes 34 trees, 11 evergreens and 23 deciduous, all from the Town's approved plant list.

Tree height will be between 4 – 6 feet at planting.

Since shrubs require regular maintenance, no shrubs are included in the plant list. The grassy area will be a mix of Bermuda and annual rye.

A variety of different size boulders will be scattered throughout the park.

The currently undisturbed portion of the property will be left in a natural state except for the trail system.

Sustainable Elements

Community Development Project Manager Mike Gray will work with the developer to incorporate a number of sustainable design elements into the project. This includes using permeable/porous surfaces for the trail and parking lot area, designing the structures to direct rainwater into landscape areas and incorporating berms and topographical features to collect the maximum amount of rainwater and direct to the landscape areas. Details regarding these concepts will be finalized at the building permit stage.



Procedure for a Town Park

Per Section 11-10 of the Zoning Code the Design Review Board is authorized to conduct Site Plan review and the decision of the Design Review Board is final. However, since this application is for a park which will eventually become part of the Town park system, staff is asking for a recommendation from the Board prior to taking the site plan forward to Council for review and approval.

Staff Recommendations

Staff has determined the application complies with all code requirements and regulations and offers the following conditions of approval for consideration by the Board:

1. The park shall be constructed per the approved site plan.
2. The Town shall approve the final design for all park amenities.
3. The monument sign shall be constructed per a Town approved design.
4. Final grading and drainage plans shall be submitted with the building permit and shall address protection from any potential onsite/offsite flows.
5. The building permit application shall include details for the water and wastewater connections and all structural design.
6. As required by Yavapai County Flood Control, developer shall obtain a development permit from Yavapai County before work is begun on the northern trail area.
7. The irrigation system design shall incorporate WaterSense best practices.
8. Developer shall provide onsite maintenance of the landscaping and irrigation system at the park for a period of two years after the park has been dedicated to (and accepted by) the Town.
9. Developer shall install an electronic key pad programmable lock with auto locking and unlocking capabilities.

Possible Actions

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The Design Review Board may recommend approval of the site plan and design review for the town park, conditionally approve the application with stipulations, or deny the application as filed.

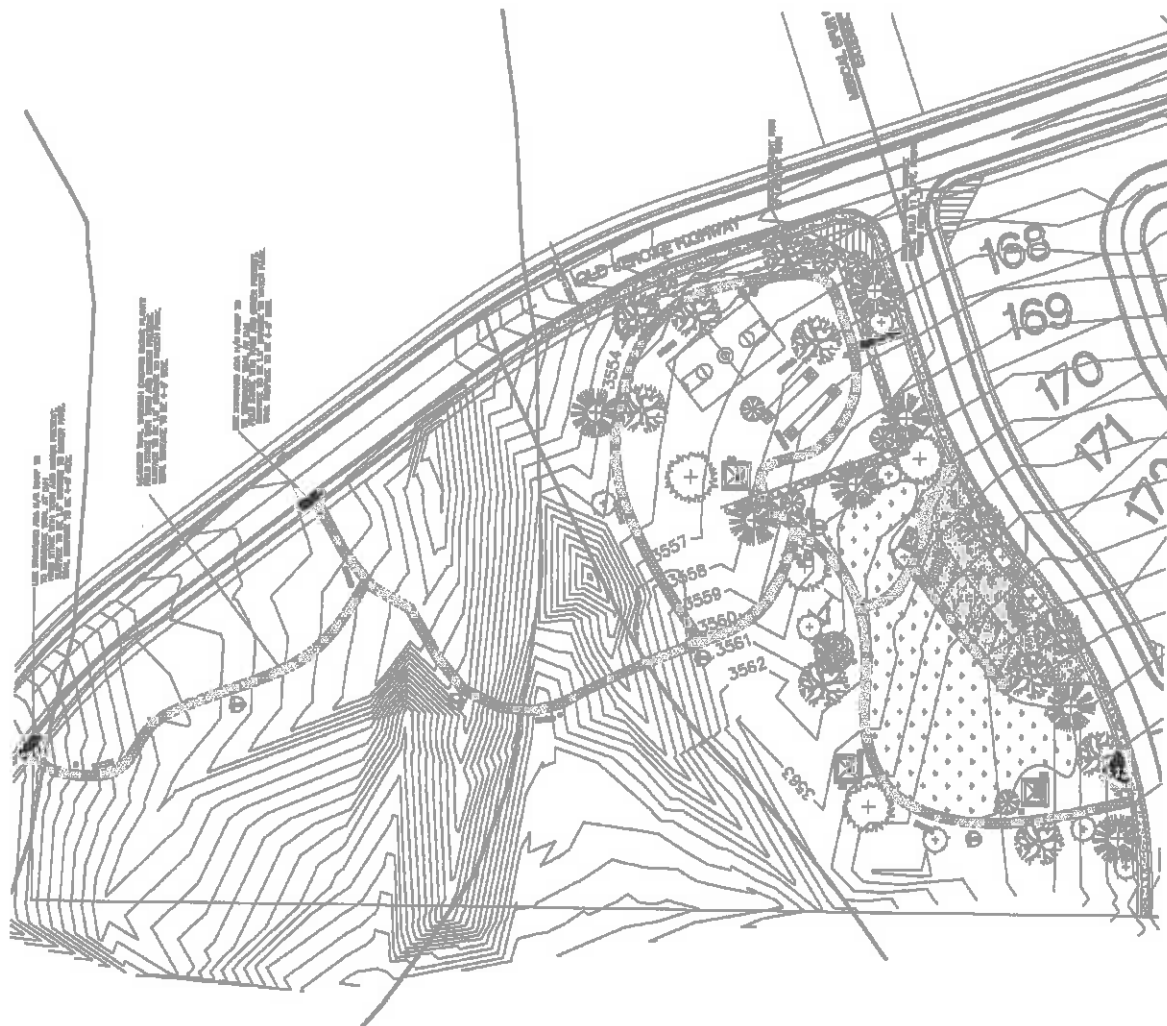
Possible Motions

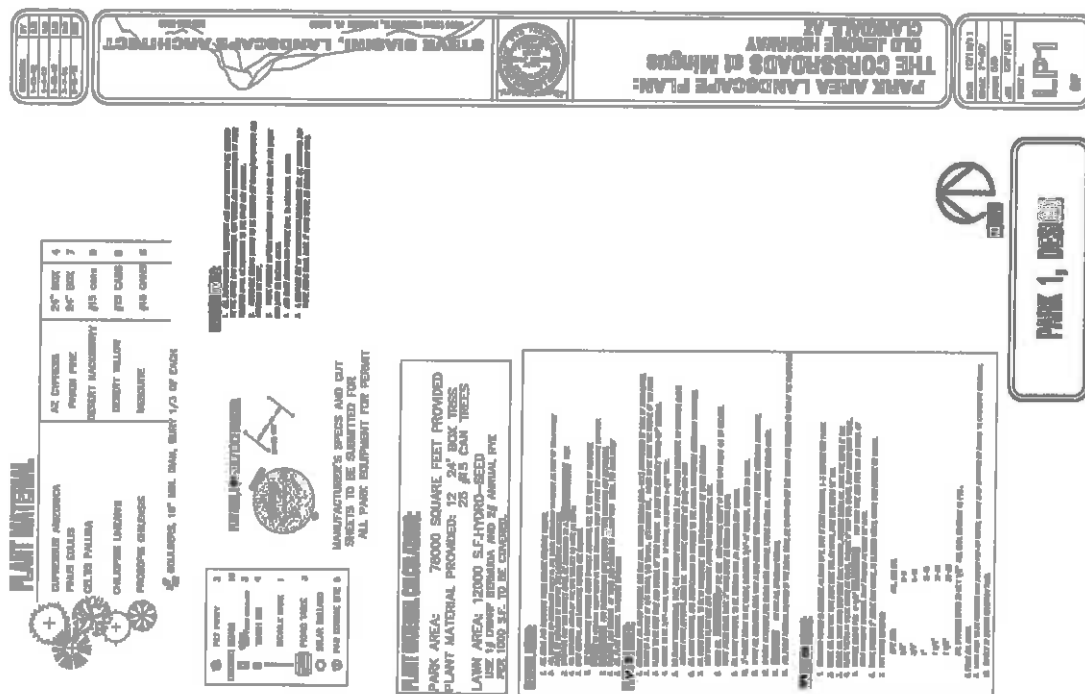
I move to recommend approval of the site plan and design review for the town park at Tract F of the Crossroads at Mingus subdivision, Case # 092058, with the stipulations proposed by staff and forward the application to Town Council for review and approval.

I move to recommend approval of the site plan and design review for the town park at Tract F of the Crossroads at Mingus subdivision, Case # 092058 with the stipulations proposed by staff with the following changes/additions and forward the application to Town Council for review and approval.

I move to postpone action on Case #092058 until a specific date and direct staff and/or the applicant to provide the following:

I move to recommend denial of the site plan and design review for the town park at Tract F of the Crossroads at Mingus subdivision, Case # 092058.





Applicant Presentation:

Mr. John Tobias stated they were ready to execute the building of the park and honor their commitment to the community. They support keeping the look of the park natural.

Board Discussion:

- Board Member Snyder stated it appeared to be time to move on and get this park constructed since it has already undergone such extensive review.
- Board Member Prudhomme-Bauer disclosed that she lives in the neighborhood. She has two concerns:
 - Traffic: There are site distance issues at the Mescal Spur/Old Jerome Highway intersection, especially since drivers on Old Jerome Highway do not obey the posted 25 mph speed limit. It is a dangerous intersection. She suggested the Town look into various traffic calming methods and perhaps a 4-way stop at this intersection.
 - Evergreen trees: Does not support the planting of evergreen trees. They require more water than native species and are harder to maintain.
- Planning Manager Escobar pointed out the trees in the plan are from the Town of Clarkdale approved plant list.
- Chair Jones asked about public participation.
- Planning Manager Escobar stated 180 notices were mailed out to adjacent property owners and the property was posted.

Chair Jones opened the meeting to the public:

- Ron Black, 1575 Cholla Lane stated he and his wife were very pleased when they found this property was going to be open space. They are happy the park will finally be constructed. He also has a concern about traffic and would encourage law enforcement to make a regular patrol of this area when the park is complete.
- Mary Stelpstra, 1420 Deborah Drive, stated she also has concerns about speeding traffic.
- Henri Prudhomme-Bauer, 1750 Cholla Lane stated he supports the park and considers it to be a good design. He is very concerned about the existing Mescal Spur/Old Jerome Highway intersection. Visibility is currently poor at this intersection and cars speed coming down the blind curve out of the Foothill Terrace intersection. The situation is very dangerous.

With no additional public comment, Chair Jones closed the public hearing.

- b. **DISCUSSION/POSSIBLE ACTION:** Site plan and design review of a public park to be constructed on Tract F of the Crossroads at Mingus subdivision, an approximately 3.80 acre parcel located at the northwest corner of the intersection of Mescal Spur Road and Old Jerome Highway in Clarkdale. Assessor's Parcel Number is 406-26-863 and the zoning is Planned Area Development (PAD) .

Board Discussion

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- Board Member Prudhomme-Bauer stated it was great to see the park development moving along. She would suggest the removal of trees along Old Jerome Highway to help with traffic visibility.
- Board Member Snyder suggested the Public Works Director could look at the traffic issues and develop solutions.

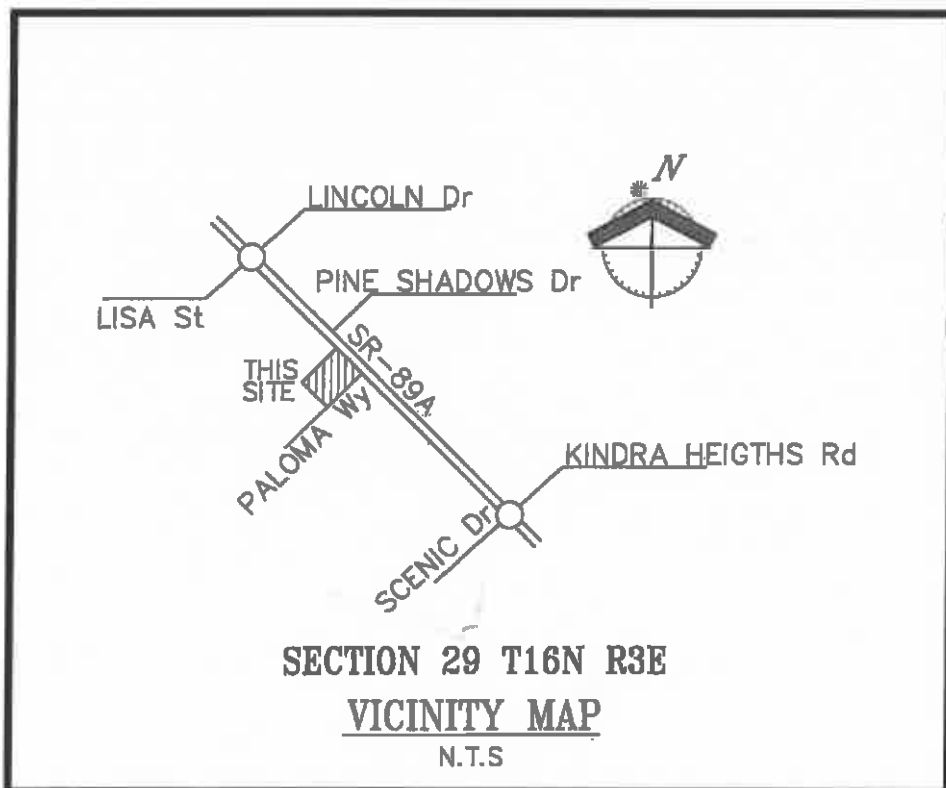
BOARD ACTION: Board Member Prudhomme-Bauer moved to recommend approval of the site plan and design review for the Tract F Park in Crossroads at Mingus with the conditions of approval recommended by staff and move the application forward to Town Council for review and approval with the recommendation that the Public Works Utilities Director examine methods of traffic calming and increasing the safety of the intersection with additional signage or other options. Board Member Snyder seconded the motion. The motion passed unanimously.

- c. **DISCUSSION/POSSIBLE ACTION:** regarding an application for design review of the proposed Bodega Pierce Tasting Room & Winery, located at 1341 State Route 89A, parcel #406-26-010H.

Project Manager Gray summarized the staff report:

Background:

Mr. Michael Pierce has submitted an application to Design Review for exterior modifications to an existing site for the Bodega Pierce Tasting Room & Winery, located at 1341 State Route 89A, parcel #406-26-010H. The property is zoned (C) Commercial.





The
Design
Review
Board

Bodega Pierce Tasting Room & Winery
1341 State Route 89A
APN: 406-26-010H

approved a site plan, design and sign for Zima Auto December 7, 2016 for the building at 1341 SR 89A. Zima Auto closed earlier this year, and Mr. Pierce has purchased the property. He is requesting design review approval for modifications to the exterior of the existing building, a new sign insert and modifications to the previously approved landscape plan. The applicant plans to open a tasting room and winery and will eventually produce wine on the premises.

The following changes are proposed:

1. Install the proposed (attached) sign in the existing monument.
2. Pour an exterior concrete slab at the South-East entrance of the building.
3. Add low water use trees, selected from the Town of Clarkdale's Approved Plant List.
4. Remove and repair the rotting fascia board on east side of building.
5. Paint new fascia to match existing paint color of the building and paint door with the proposed (attached) paint code.

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The proposed site plan is attached.

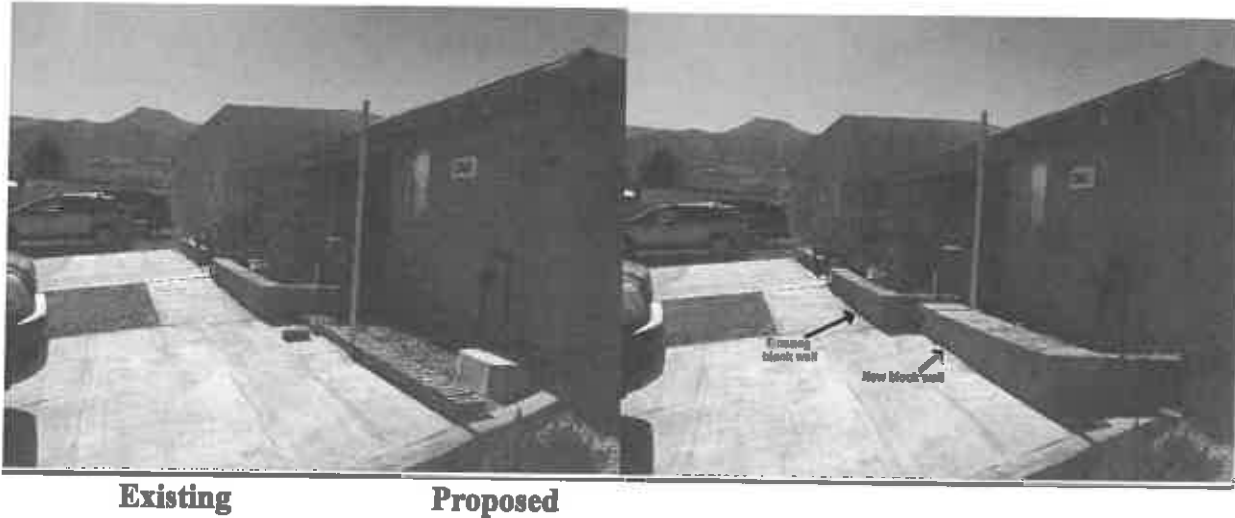
Landscaping Summary:

Construction Notes

1. Existing Concrete Ramp
2. Existing Concrete
3. New Concrete
4. *Fraxinus velutina* (Arizona Ash)
5. *Chilopsis linearis* (Desert Willow)

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Irrigation System:

Existing landscaping will be maintained by the existing irrigation system which was installed as required from the previous applicant.

Gravel:

The existing gravel is Spanish Gold decomposed granite.

Parking Lot:

The parking lot will retain the existing AB gravel.

Parking Lot Illumination:

Existing lighting will be used: (5) downward facing, fully-shielded lighting fixtures. Each lighting fixture is buried 5' below grade with a 3' tall base, which has a smooth sack finish. The lighting poles are 18' tall, measured from each 3' base. None exceed 21' total height from grade.

Sign Inserts:

Applicant's sign will consist of two identical 96" wide x 48" high metal inserts with printed vinyl. They will be placed in the existing 92" tall monument at entrance to the parking lot. (See attached exhibit).

The applicant intends to eventually illuminate the sign using the fixtures indicated and in the manner of the following illustration.



Sign Colors:

The sign features a blue sky background with an illustrated stone monument with a shaded oval crest and matching burgundy lettering. The font is an all caps type with serif, similar to Times New Roman, and it is depicted in the illustration exactly as it will appear. The text reads "BODEGA PIERCE TASTING ROOM & WINERY".

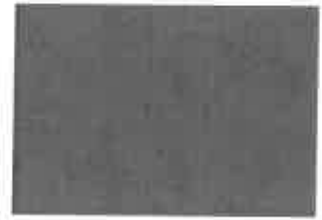
Staff Analysis: Purpose and Applicability of Design Review

Zoning Code Chapter 11, Section 11-1 Purpose and Applicability of Design Review.

A. This ordinance shall apply to new buildings and redevelopment as defined in this ordinance or the Town of Clarkdale Zoning Ordinance, except single family dwellings and accessory uses, and shall also apply to all public buildings and facilities. Structures (other than buildings), signs, landscaping, parking areas, public facilities and enclosures will be reviewed by the Design Review Board if a part of new building development or building redevelopment. Only items listed below are for consideration as part of this application.

- 7. MATERIAL, TEXTURE AND COLOR:** *The materials, textures and colors of the façade of a building shall be visually compatible with the predominant materials, textures and colors used in the buildings and structures to which they are related.*

The sections of new walls replacing the windows will be painted the same color approved and in use by the previous occupant. The door and fascia boards will be painted Dunn Edwards DEA106 "Contrast Red":



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11. LANDSCAPING: *Landscaping shall be visually compatible with landscaping around the buildings, structures and places to which related.* The existing landscaping was previously approved by DRB. The proposed new landscaping selections are found on the Town of Clarkdale approved plant list: two (2) *Fraxinus velutina* (Arizona Ash) and three (3) *Chilopsis linearis* (Desert Willow) trees and a number of 1 and 5 gallon plants and ground cover also found on the approved list.

12. LIGHTING: *Any on-site illumination shall be architecturally compatible to the overall project and not create a negative or visually detrimental effect on the building or neighboring properties.* Based on Town Zoning Code, this project qualifies for a total of 100,000 lumens per acre. Existing lighting on parcel has 5 fully shielded fixtures with a total of 82,500 lumens. The applicant intends to eventually add four dark sky compliant, downward facing solar lights to the top of the monument sign. The proposed lights are rated at 300 lumens each and would add a total of 1,200 lumens for 83,700 proposed lumens for the 1 acre parcel. This would leave a total of 16,300 lumens remaining for the 1 Acre lot.

Zoning Code Chapter 9 Landscape Standards, Section 9-7 Parking Areas:

1. Parking lot landscaping shall be included as part of the overall landscape design. 2. An area or combination of areas equal to ten (10%) percent of the total parking lot area shall be landscaped.

The property already exceeds the 10% landscape requirements in Town Zoning Code.

Zoning Code Chapter 9 Landscape Standards, Section 9-5 Irrigation and Maintenance:

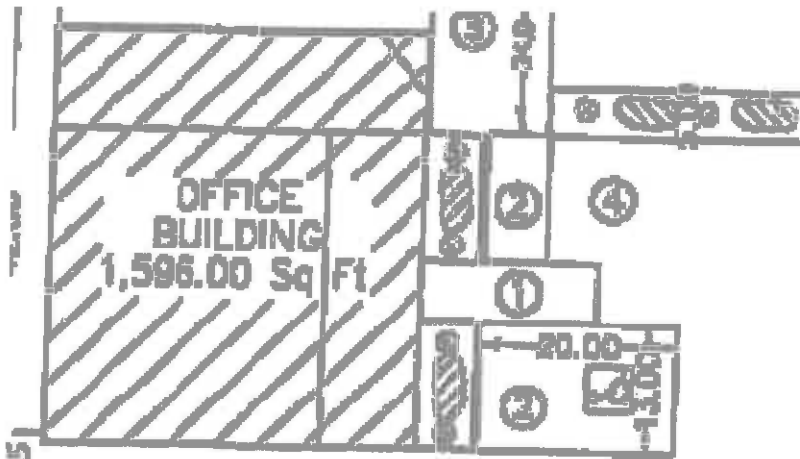
1. Irrigation and Maintenance: Landscape areas of 2,000 square feet or more shall have an irrigation system sufficient to irrigate all areas having live landscape plants.

The parcel equals 43,560 square feet. Applicant has proposed an automatic irrigation system with 1", ¾", and ½" PVC laterals with a maximum of 5' of poly tubing of PVC. 1" water line PVC, closed circuit landscaping irrigation system; all electric and controls for landscaping service are underground.

Zoning Code Chapter 11, Section 11-13 e. 3. Parking Layout and Design: Off-street parking must conform to the following standards: Parking stalls and isle layout must conform to the following standards: Parking Angle-45 degrees, Stall Width 9'-0", Stall Depth 20'-0", Lane Width 12', Direction one way.

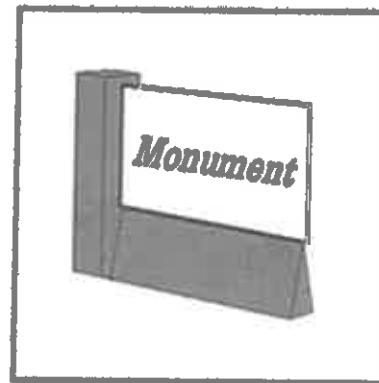
Per the applicant, parking will not change from the previous applicant's layout of 28 spaces with a stall width of 10'-0" and a stall depth of 20.5', and a lane width of (22.29'). This is only wide enough for one-way travel and staff is including a recommendation requiring appropriate signage or marking be installed. Mr. Pierce intends to add one ADA space for a total of three ADA parking spaces on site, exceeding the 2010 ADA Standards of Accessible Design – Table 208.2 Parking

Spaces. (<https://www.ada.gov/regs2010/2010ADAStandards/2010ADAstandards.htm#pgfId-1010282>).



Zoning Code Chapter 7, Section 7-8 Permitted Signs. Monument Signs:

1. *Permitted in commercial and multi-family zoning districts and for residential subdivisions.*
2. *Minimum setback from property line equals 1 foot each foot of height of the sign for signs 6 feet or less height; for signs in excess of 6 feet in height the shall be greater than or equal to the height of the*
3. *Low-water use, drought-tolerant plants from the of Clarkdale Plant List, Section 9-9 of the Zoning or landscape rocks may be placed around the sign minimize the visual impact of a monument sign and a visually attractive appearance.*
4. *One monument sign is allowed for each road intersection providing access to the property.*
5. *See Section 7-9 of this Code for maximum signage square footage. The existing monument location and design was previously approved. The proposed new signage is within the allotted allowable square footage for this property.*
6. *Base of sign must be in proportion to sign size area.*
7. *Maximum height of sign and base shall not exceed 10 feet above existing grade at time of construction.*



*for
in
setback
sign.*

*Town
Code,
base to
create*

The application as presented complies with all of the above regulations.

Staff Detailed Recommendations:

Staff has determined the Application complies with all code requirements and recommends approval of DRB-092082 Bodega Pierce Tasting Room and Winery with the following stipulations of approval:

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10. The site modifications shall be constructed and shall be installed as reviewed and approved by the Design Review Board. A building permit will be required for removal of wall fenestrations, reframing and refinishing of the exterior wall assembly and new landscaping with associated irrigation.
11. All contractors shall have a current business license with the Town of Clarkdale.
12. Any changes to the design approved by DRB shall be reviewed and approved by the Director of Community Development prior to implementation who may determine the application needs to return to the Design Review Board for review and approval.
13. All lighting, landscaping and related systems as installed shall comply with Town Code.
14. EPA Water Sense concepts shall be incorporated into the irrigation system. A plan for decommissioning of irrigation system after the drought tolerant landscaping has been established shall be submitted.
15. The one way direction of traffic shall be indicated in the parking area.

Possible Motions:

- *I move to approve application DRB-092082 with the stipulations proposed by staff.*
- *I move to approve application DRB-092082 with the stipulations proposed by staff with the following changes/additions:*
- *I move to postpone action on DRB-092082 until a specific date and direct staff and/or the applicant to provide the following:*
- *I move to deny the application for DRB-092082 based on the following specific reasons:*

Applicant presentation

Mr. Michael Pierce stated this is just the initial update to the building and site. They hope to eventually have a production facility at this location but first they will be opening the wine tasting room. November is the target date for opening but this is dependent on obtaining staff.

Board Discussion:

- Board Member Snyder asked what the hours would be. Mr. Pierce stated they are not yet determined, but will probably be Thursdays through Saturdays from Noon to 6 or 7 p.m.
- Chair Jones stated the font would be hard to read and suggested the applicant use a heavier typeface.
- Mr. Pierce stated the sign reflects their logo which is already in use.
- Board Member Prudhomme-Bauer suggested painting the monument sign base a darker color to prevent the sign from melting into the groundcover.
- Mr. Pierce stated they will be considering ways to increase visibility from the highway in the future.

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Board Action: Board Member Prudhomme-Bauer moved to approve DRB #092082 for Bodega Pierce Tasting Room & Winery with the recommendation the applicant consider a bolder font for the sign text and a darker color for the monument base. Board Member Midkiff seconded the motion. The motion passed unanimously.

7. FUTURE AGENDA ITEMS:

Planning Manager Escobar informed the Board that there are no pending applications so there will not be a DRB meeting in August.

8. ADJOURNMENT: Chair Jones adjourned the meeting at 7:30.

APPROVED BY:



Chairperson
Laura Jones

SUBMITTED BY:



Planning Manager
Beth Escobar